012.A	0002	0008.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	889,500	/	889,500
USE VALUE:	889,500	/	889,500
ASSESSED:	889,500	/	889,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12	-14	PONDVIEW RD, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	WEINSTOCK DANIEL & JENNIFER E
Owner 2:	
Owner 3:	
Street 1:	12 PONDVIEW RD #2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOMBERGER NEIL A & -
Owner 2:	COLEMAN ANNE E -
Street 1:	12-14 PONDVIEW RD #2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Asbestos Exterior and 1960 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	886,500	3,000		889,500
Total Card	0.000	886,500	3,000		889,500
Total Parcel	0.000	886,500	3,000		889,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.83 /Parcel: 453.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

280108

GIS Ref

GIS Ref

Insp Date

07/26/18

!15362!

PREVIOUS ASSESSMENT

Parcel ID 012.A-0002-0008.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	886,500	3000	.		889,500		Year end	12/23/2021
2021	102	FV	861,000	3000	.		864,000		Year End Roll	12/10/2020
2020	102	FV	848,300	3000	.		851,300	851,300	Year End Roll	12/18/2019
2019	102	FV	743,300	3000	.		746,300	746,300	Year End Roll	1/3/2019
2018	102	FV	659,400	3000	.		662,400	662,400	Year End Roll	12/20/2017
2017	102	FV	602,600	3000	.		605,600	605,600	Year End Roll	1/3/2017
2016	102	FV	602,600	3000	.		605,600	605,600	Year End	1/4/2016
2015	102	FV	549,100	3000	.		552,100	552,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:37:59

LAST REV

Date	Time
09/09/20	15:31:33
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15362

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOMBERGER NEIL	75268-221	1	7/31/2020		900,000	No	No		
BOMBERGER NEIL	58539-87		2/23/2012	Convenience	99	No	No		
WRIGHT MITCH T	57219-376		7/29/2011		550,000	No	No		
DEDHAM DEVELOPM	47093-192		3/10/2006		545,000	No	No		

USER DEFINED

Prior Id # 1:	9458
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/15/2019	204	Insulate	9,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	JO	Jenny O
7/26/2018	Measured	DGM	D Mann
10/29/2011	MLS	EMK	Ellen K
3/22/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7852													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.18571424
Const Adj.:	0.93100190
Adj $ / SQ:	336.690
Other Features:	93000
Grade Factor:	1.10
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	993845
Depreciation:	107335
Depreciated Total:	886510

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	9	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	444.43
Special Features:	0	Val/Su Net:	452.30
Final Total:	886500	Val/Su SzAd	452.30

SKETCH

UnSketched SubAreas:
GLA: 1960,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,960	336.690	659,913

Net Sketched Area:	1,960		Total:	659,913	
Size Ad	1960	Gross Area	1960	FinArea	1960

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.A-0002-0008.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X19	A	AV	1924	29.62	T	40	102			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:	Total: 3,000

IMAGE

AssessPro Patriot Properties, Inc